

853833

8705

1986 JAN -9 PM 10:42

BOOK 2269 PAGE 784

75474

CITY SECRETARY
DALLAS TEXAS

DEED RESTRICTIONS

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

That the undersigned, **FOLSOM INVESTMENTS, INC.** (hereinafter referred to as "**FOLSOM**"), a Texas corporation, is the owner of the 61.234 acres of property comprised of 29.947 acres (hereinafter referred to as "Tract A") of that 70.172 acre tract of land conveyed to FOLSOM by Deed recorded in Vol. 1732, Page 740, of the Deed Records of Collin County, Texas, and being more particularly described in Exhibit "A," attached hereto and incorporated herein by reference as if same were recited verbatim herein; 12.426 acres of property (hereinafter referred to as "Tract B") being more particularly described in Exhibit "B," attached hereto and incorporated herein by reference as if same were recited verbatim herein; 7.901 acres of property (hereinafter referred to as "Tract C") being more particularly described in Exhibit "C," attached hereto and incorporated herein by reference as if same were recited verbatim herein; and, 11.014 acres of property (hereinafter referred to as "Tract D") being more particularly described in Exhibit "D," attached hereto and incorporated herein by reference as if same were recited verbatim herein.

That **FOLSOM** does hereby impress the referenced tracts with the following deed restrictions, to-wit:

1. Development of Tract A is limited to a maximum of one hundred thirty (130) platted lots;
2. No multiple family structures or multiple family uses are permitted on Tract B;
3. No multiple family structures nor multiple family uses are permitted on Tract C, and no vehicular access to Briargrove Lane is permitted from Tract C; and,

4. The owner of Tract D will dedicate adequate right-of-way for a right turn lane from eastbound Frankford Road to the southbound service roads for the Dallas Parkway during the platting of said Tract D.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years, unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the Property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above-described tracts, and any person by acceptance of title to any of the referenced property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

BOOK 2269 PAGE 786

EXECUTED this the 5th day of March, 1985.

FOLSOM INVESTMENTS, INC.

By: Denny Holman
Its: Executive Vice Pres

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Approved as to form:
AND COUNTY CLERK, City Attorney
By: [Signature]
Assistant City Attorney

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Denny Holman, Executive Vice President of **FOLSOM INVESTMENTS, INC.**, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **FOLSOM INVESTMENTS, INC.**, and that he executed the same as the act of such entity for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of March, 1985.



Sandra L. Birchall
Notary Public In and For
The State of Texas

Sandra L. Birchall
(Printed Name of Notary Public)

My Commission Expires:
9/22/88

BOOK 2269 PAGE 787

EXHIBIT "A"

Being a tract of land situated in the Edwin Allen Survey, Abstract No. 8 and the McJimp Bays Survey, Abstract No. 65, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east line of Voss Road, said point being N 00° 06' 28" E, 1095.05 feet from the intersection of the north line of Briargrove Lane (a 60 ft. R.O.W.) with the east line of Voss Road (a 60 ft. R.O.W.);

THENCE N 89° 53' 32" W, 30.00 feet to a point in the centerline of Voss Road;
 THENCE N 00° 06' 28" E, 614.60 feet;
 THENCE N 89° 17' 25" E, 28.75 feet along Frankford Road;
 THENCE N 89° 33' 01" E, 1598.79 feet along said Frankford Road;
 THENCE N 00° 20' 00" W, 6.10 feet along said Frankford Road;
 THENCE N 89° 13' 20" E, 288.09 feet along said Frankford Road;
 THENCE S 24° 34' 44" E, 120.68 feet;
 THENCE S 45° 00' 00" E, 172.08 feet;
 THENCE in a Southwesterly direction with a curve to the right, said curve having a chord bearing of S 26° 50' 08" W, a central angle of 04° 37' 16" and a radius of 450.00 feet for an arc distance of 36.29 feet;
 THENCE S 29° 08' 46" W, 273.89 feet;
 THENCE in a Southerly direction with a curve to the left, said curve having a central angle of 31° 39' 51" and a radius of 460.00 feet for an arc distance of 254.22 feet;
 THENCE S 87° 28' 54" W, 30.00 feet;
 THENCE in a Northeasterly direction with a curve to the right, said curve having a central angle of 33° 23' 14" and a radius of 130.00 feet for an arc distance of 75.75 feet;
 THENCE in a Easterly direction with a curve to the left, said curve having a chord bearing of N 74° 46' 50" W, a central angle of 31° 17' 57" and a radius of 315.00 feet for an arc distance of 172.08 feet;
 THENCE S 89° 34' 11" W, 779.88 feet;
 THENCE N 79° 37' 24" W, 320.00 feet;
 THENCE S 89° 34' 11" W, 490.00 feet to the Place of Beginning and containing 29.947 acres of land.

BOOK 2269 PAGE 788

EXHIBIT "B"

Being a tract of land situated in the McJimp Bays Survey, Abstract No. 65, Collin County, Texas, and being more particularly described as follows;

COMMENCING at the southwest corner of Briargrove-Dallas Parkway Addition, an addition to the City of Dallas, Collin County, Texas, as recorded in Volume C, Page 391 of the Map Records of Collin County, Texas, said point also being in the north line of Briargrove Lane (a 62 ft. R.O.W. at this point); THENCE N 00° 47' 32" W, 138.00 feet; THENCE S 89° 12' 28" W, 15.00 feet; THENCE N 00° 19' 49" W, 588.85 feet to the Place of Beginning;

THENCE FROM THE PLACE OF BEGINNING S 89° 49' 11" W, 12.26 feet;

THENCE in a Northeasterly direction with a curve to the right, said curve having a central angle of 119° 28' 35" and a radius of 460.00 feet for an arc distance of 959.22 feet;

THENCE N 29° 08' 46" E, 273.89 feet;

THENCE in a Northeasterly direction with a curve to the left, said curve having a central angle of 04° 37' 16" and a radius of 450.00 feet for an arc distance of 36.29 feet;

THENCE S 45° 00' 00" E, 25.91 feet;

THENCE S 56° 18' 36" E, 180.28 feet;

THENCE S 18° 26' 06" E, 94.87 feet;

THENCE S 15° 56' 43" W, 72.80 feet;

THENCE S 63° 26' 06" E, 134.16 feet;

THENCE S 14° 02' 10" E, 41.23 feet;

THENCE S 52° 18' 21" E, 278.03 feet;

THENCE S 65° 46' 20" E, 235.25 feet to a point in the west line of Dallas Parkway;

THENCE S 00° 19' 49" E, 307.93 feet along said west line;

THENCE S 89° 40' 11" W, 477.74 feet to the Place of Beginning and containing 12.426 acres of land.

BOOK 2269 PAGE 789

EXHIBIT "C"

Being a tract of land situated in the McJimp Bays Survey, Abstract No. 65 and the G. D. Drake Survey, Abstract No. 273, Collin County, Texas, said tract also being part of Briargrove-Dallas Parkway Addition, an addition to the City of Dallas as recorded in Volume C, Page 391 of the Map Records of Collin County, Texas:

BEGINNING at the southwest corner of Briargrove-Dallas Parkway Addition, an addition to the City of Dallas, Collin County, Texas, as recorded in Volume C, Page 391 of the Map Records of Collin County, Texas, said point also being in the north line of Briargrove Lane (a 62 ft. R.O.W. at this point);

THENCE N 00° 47' 32" W, 138.00 feet along the west line of Briargrove-Dallas Parkway Addition;
THENCE S 89° 12' 28" W, 15.00 feet;
THENCE N 00° 19' 49" W, 588.85 feet;
THENCE N 89° 40' 11" E, 477.74 feet to a point in the west line of Dallas Parkway;
THENCE S 00° 19' 49" E, 721.00 feet along said west line to a point in the north line of Briargrove Lane;
THENCE S 44° 29' 34" W, 2.84 feet along said north line;
THENCE S 89° 12' 28" W, 459.64 feet along said north line to the Place of Beginning and containing 7.901 acres of land.

BOOK 2269 PAGE 790

EXHIBIT "D"

Being a tract of land situated in the McGimp Bays Survey, Abstract No. 65, Collin County, Texas, and being part of City of Dallas Block No. 8763, and being more particularly described as follows:

BEGINNING at a point in the west line of Dallas Parkway (200 foot width right-of-way), said point being N 00° 19' 49" W, along said west line, 279.93 feet from its intersection with the north line of Gibbons Drive (56 foot width right-of-way);

THENCE N 65° 46' 20" W, 235.25 feet to a point for corner;
 THENCE N 52° 18' 21" W, 278.03 feet to a point for corner;
 THENCE N 14° 02' 10" W, 41.23 feet to a point for corner;
 THENCE N 63° 26' 06" W, 134.16 feet to a point for corner;
 THENCE N 15° 56' 43" E, 72.80 feet to a point for corner;
 THENCE N 18° 26' 06" W, 94.87 feet to a point for corner;
 THENCE N 56° 18' 36" W, 180.28 feet to an iron pin for corner;
 THENCE N 45° 00' 00" W, 197.99 feet to a point for corner;
 THENCE N 24° 34' 44" W, 120.68 feet to an iron pin for corner;
 THENCE N 89° 13' 20" E, 909.69 feet to an iron pin for corner and
 the west line of Dallas Parkway;
 THENCE S 00° 19' 49" E, along said west line of Dallas Parkway, 888.65
 feet to a point for corner and the Place Of Beginning and con-
 taining 11.014 acres (479,777 square feet) of land.